

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024080571

Project Title: Ocean Bluff Residential Project

Lead Agency: City of Encinitas

Contact Name: Esteban Danna

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Project Location: Encinitas, San Diego County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Subdivision of four lots into 27 lots using State Density Bonus Law, the construction of 27 single-family residential dwelling units, as well as the construction of a private road, and associated utility, drainage, landscaping, and stormwater improvements. Proposed actions include a subdivision, coastal development permit, and design review permit. The project site is located at 501 Ocean Bluff Way, Encinitas, CA 92024; County Assessor Parcel Numbers: 258-141-23, 258-141-24, 258-141-25, and 258-141-26.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has potential to have significant effects to the environment, which can be mitigated with mitigation measures. Topics of potential impacts include air quality, biological resources, cultural resources, noise and vibration, and tribal cultural resources. Impacts to air quality will be mitigated through emissions controls of construction equipment. Impacts to biological resources will be mitigated through installation of temporary fencing, awareness training, limitation of work hours, construction BMPs, biological monitoring, breeding season avoidance, nesting bird surveys, Crotch's bumble bee surveys, and gnatcatcher nest avoidance. Impacts to cultural resources will be mitigated through construction monitoring by a qualified archaeologist and Native American monitor as well as a protocol in the event there is discovery of human remains. Impacts to noise and vibration are mitigated through construction noise controls. Impacts to tribal cultural resources will be mitigated through minimization of impacts and a protocol of how to treat resources, if discovered, in collaboration with traditionally and culturally affiliated Native American tribes.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comment letters received during the public scoping period expressed concern regarding increased traffic and speeding, increased noise from construction and project traffic, safety of commutes for children and bicyclists and surrounding schools, traffic calming measures, aesthetics, air quality and greenhouse gas emissions, runoff and erosion, cultural resources, cumulative projects, conducting traffic studies during school hours, tree removal, emergency evacuation access, inadequate parking, stability of sandstone bluffs, wildlife impacts, and project density.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
Caltrans District #11
California Coastal Commission
Fish and Game Region #5
Housing and Community Development
Native American Heritage Commission
Regional WQCB #9